

OVERVIEW & SCRUTINY BUSINESS PANEL

Report Title	Decisions made by Mayor and Cabinet on 22 March 2017		
Key Decision			Item No. 6
Ward	All		
Contributors	Chief Executive/Head of Business and Committee		
Class	Part 1	Date: 28 March 2017	

1. Recommendation

To consider key decisions made by the Mayor and Cabinet on 22 March 2017 which will come in to force on 29 March 2017.

2. Background

2.1 The Mayor and Cabinet considered the following key decision on 22 March 2017.

2.2 The notice of the decision made in respect of the report is attached as an Appendix. Under the provisions of Standing Orders Part IV E 14, members may call in an executive decision within 7 days. If this report is not called in they will come into force on 29 March 2017.

- (i) Resettlement of Refugee Households
- (ii) Basted Close Housing Development
- (iii) Excalibur Update
- (iv) Lewisham Homes Management Agreement
- (v) New Homes Programme Update
- (vi) Future of Handypersons Service
- (vii) Annual Lettings Plan 17-18
- (viii) Private Rented Sector Discharge Policy
- (ix) Deptford Anchor



NOTICE OF DECISIONS MADE AT THE MAYOR & CABINET

The Mayor and Cabinet made the following decision on 22 March 2017. These Decisions will become effective on 29 March 2017 unless called in by the Overview & Scrutiny Business Panel on 28 March 2017.

1. Resettlement of Refugee Households

Having considered an officer report, and a presentation by the Cabinet Member for Resources, Councillor Kevin Bonavia, the Mayor agreed that:

(1) responsibility be delegated to the Executive Directors for Customer Services and Resources and Regeneration to enter into a formal agreement with the Home Office's Refugee Resettlement Unit to resettle refugee households referred from the Vulnerable Children Resettlement Scheme (VCRS) in Lewisham;

(2) responsibility be delegated to the Executive Directors for Customer Services and Resources and Regeneration to resettle these VCRS refugee households in the same proportion as the two Government announcements in respect of the SVPR programme and VCRS schemes which has set national targets to resettle 20000 individuals under SVPR and 3000 individuals under VCRS; and

(3) responsibility be delegated to the Executive Directors for Customer Services and Resources and Regeneration to resettle potentially more than 10 refugee families in total, as funding and feasibility allows.

2. Brasted Close Housing Development

Having considered an open and a confidential officer report and presentations by the Cabinet Member for Housing, Councillor Damien Egan, and by three representatives of Lewisham Citizens, the Mayor agreed that:

(1) the work carried out by officers, the London Community Land Trust and Lewisham Citizens to develop plans for the site be noted and applauded;

(2) having considered the responses to the further statutory Section 105 consultation, the garage site on the Brasted Close estate shown by heavy outline on an attached plan be declared surplus to the Council's requirements;

(3) having considered the confidential information a long-term lease of not less than 125 years be entered into with the London Community Land Trust for the site;

(4) the financial arrangements detailed in the confidential report be approved;

(5) authority be delegated to the Executive Director for Resources and Regeneration, in consultation with the Executive Director for Customer Services and the Head of Law, to negotiate and agree the final terms of the lease and all other associated legal agreements with the London Community Land Trust; and

(6) the information contained in relation to the DCLG Community Housing Fund be noted and officers consider options for using this grant to enable the two current community-led developments in Lewisham, at Brasted Close and at Church Grove with RUSS.

3. Excalibur Update

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor agreed that:

(1) the update on the regeneration scheme be noted;

(2) an application be made to the Secretary of State pursuant to paragraph 4(2) of Schedule 5A of the Housing Act 1985 to serve further Initial Demolition Notices on all secure tenants within Phase 4;

(3) subject in the case of Phase 4 to the Secretary of State's consent being obtained, Initial Demolition Notices be served on all secure tenants within Phases 4 and 5 in order to suspend the requirement for the Council to complete right to buy applications for as long as the Notices remain in force;

(4) having noted the results of the section 105 of the Housing Act 1985 consultation carried out with Council tenants as set out, the management of the remaining Council owned properties on the estate be transferred to Lewisham Homes until the regeneration scheme is completed, and that the transfer should take place on or after 3rd April 2017.

4. Lewisham Homes Management Agreement

Having considered an officer report and tabled addendum and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor agreed that:

- (1) the outcome of consultation carried out with Council tenants pursuant to section 105 of the Housing Act 1985 contained in Appendix 1 be noted;
- (2) having regard to the results of this consultation, subject to the approval of the Secretary of State, an extension of the Lewisham Homes Management Agreement be approved for a period of up to ten years with the termination provisions set out at paragraph 4 and on the terms and conditions set out in the revised Management Agreement which was approved by the Mayor on the 18 May 2016;
- (3) an application be made by officers to the Secretary of State pursuant to paragraph section 27 of the Housing Act 1985 to seek approval for the revised Management Agreement; and
- (4) authority be delegated to the Executive Director for Resources and Regeneration with the advice of the Head of Law to finalise the revised Management Agreement and schedules.

5. New Homes Programme Update

Having considered an open and a confidential officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor agreed that:

- (1) the progress update on the New Homes, Better Places Programme be noted;
- (2) having considered the responses to the statutory Section 105 consultation on the proposed development at Endwell Road, Lewisham Homes prepare and submit a planning application for nine new Council homes on the site;
- (3) the information which identifies a gap in housing provision for adults with autism be noted;
- (4) the confidential valuation and commercial advice obtained be noted
- (5) the land between 30 and 32 Stanstead road, be declared surplus to the Council's requirements

(6) in principle to dispose of the land on a 125 year lease to Birnbeck Housing Association subject to a final decision on the disposal being made following consideration of any responses in respect of the necessary open space notices;

(7) officers be authorised to proceed to publish open space notices in respect of the proposed disposal; and

(8) a further report be received from officers on the responses to the open space notices prior to a final decision being made on the disposal.

6. The Future Provision of the Handyperson Service in Lewisham.

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor agreed that:

(1) the results of the resident survey undertaken in September 2016 be noted;

(2) following the referral by the Housing Select Committee on 16 November 2016 to Mayor and Cabinet on 7 December 2016 Lewisham Homes advertises the service at an hourly rate to cover costs;

(3) the Council stops the direct provision of the handyperson service and achieves a saving of £151,000 and Lewisham Homes advertises this service on their website from April 2017 at a charge to cover the costs, with the proposed charge from April of £40 plus VAT; and

(4) officers through the Council's clienting arrangements ensure Lewisham Homes produce a clear breakdown of costs and the services offered, as recommended by Housing select committee on 7 March 2017

7. Annual Lettings Plan 2017/18

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor agreed that:

(1) the lettings outcomes for 2015/16 and 2016/17 and the position on the housing register be noted;

(2) the Lettings Plan for 2017/18 set out in Appendix 1 be approved.

8. Private Rented Sector Discharge Policy

Having considered an officer report and a presentation by the Cabinet Member for Housing, Councillor Damien Egan, the Mayor agreed that:

(1) the continuing housing pressures in the borough, including the reduced supply of social housing, the increase in homelessness and the large number of homeless households living in temporary accommodation be noted;

(2) the impacts of national government housing policies and the ongoing impacts of welfare reform be noted which have contributed to this situation and mean that the housing pressures are likely to continue.

(3) having considered the results of the consultation and the Equality Analysis Assessment, the Private Rented Sector Offers Policy be approved; and

(4) authority be delegated to the Executive Director for Customer Services to make any minor changes required to the policy.

9. Deptford Anchor

Having considered an officer report and presentations by the Deputy Mayor, Councillor Alan Smith, and by Councillor Brenda Dacres, a ward councillor, the Mayor agreed that:

(1) the feasibility study for the return of the Deptford Anchor to the junction of Deptford High Street and New Cross Road where it was removed in 2013 as part of the OLF funded high street regeneration programme and the financial and other implications set out be noted;

(2) the anchor be returned to its previous location at the junction of Deptford High Street and New Cross Road;

(3) the Executive Director of Resources and Regeneration be given delegated authority to agree financial arrangements.

Barry Quirk
Chief Executive
Lewisham Town Hall
Catford SE6 4RU
23 March 2017